Alberta Economy

Indicators at a Glance

Economic Activity

In 2016, Alberta's real GDP by industry fell by 3.8%, the largest drop among the provinces for the second year in a row. The Alberta Activity Index was up 2.2% year-to-date in February, suggesting a return to economic growth this year.

Population

Alberta's population was 4,280,127 as of January 1, 2017. This was an increase of 1.5% from the year prior. Canada's population grew 1.3% from a year ago.

Migration

Net migration to Alberta was 3,555 in the fourth quarter of 2016. During this time, Alberta welcomed 6,128 net international migrants. However, there was a net outflow of interprovincial migrants (-2,573), the fifth consecutive quarterly decline.

Employment[1]

Alberta lost 300 jobs in April. The loses were in part-time positions (-3,200), while 2,900 full-time positions were gained. Employment increased 0.8% year-over-year (y/y).

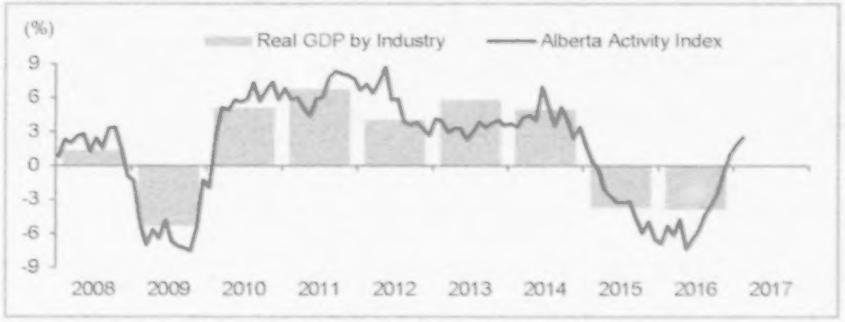
Unemployment Rate[1]

Alberta's unemployment rate fell 0.5 percentage points to 7.9% in April. Canada's unemployment rate dropped to 6.5%.

Rigs Drilling

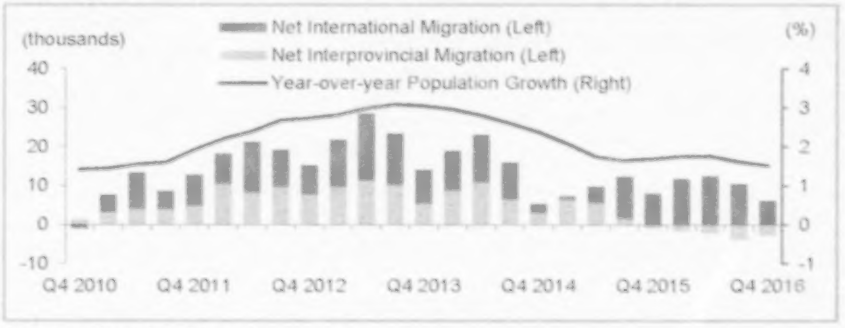
The number of active rigs in Alberta averaged 85 in April, about 60% below the height of the winter drilling season in January but nearly triple from the same month last year.

Economic Activity
Year-over-year % change



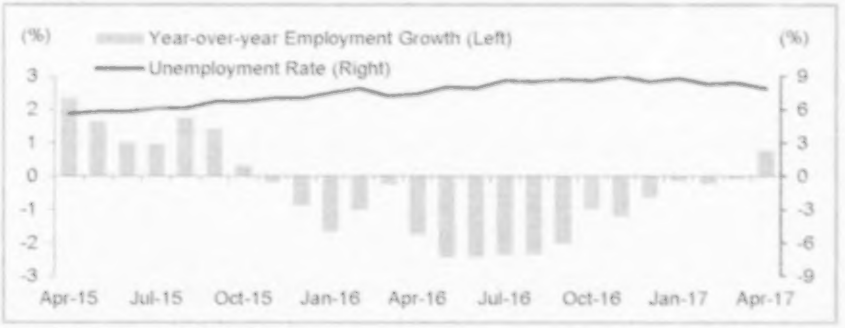
Sources: Statistics Canada and Alberta Treasury Board and Finance

Demographics
Quarterly



Source: Statistics Canada

Labour Market
Monthly



Source: Statistics Canada

Inflation

The Alberta Consumer Price Index (CPI) rose 1.7% y/y in April. Gasoline prices were up 20% y/y while food prices (-1.3% y/y) and rent (-1.6% y/y) fell.

NEW: Average Weekly Earnings[1]

Average weekly earnings (AWE) in Alberta increased 0.8% in March to $1,118. Gains in service sector earnings (+1.1% m/m) outweighed a modest decline in the goods sector earnings (-0.4% m/m).

Retail Sales[1]

Following seven uninterrupted monthly gains, Alberta retail sales decreased by 0.5% m/m to $6.6 billion in March. Retail sales grew 7.2% y/y, the fourth consecutive month of gains.

Housing Starts[1]

Alberta housing starts were down 11% m/m in April to 31,218 units (annualized). Housing starts increased 9.0% y/y. Single-family starts rose 35% y/y while multi-family starts were down 3.0% y/y.

New Housing Price Index

Alberta's New Housing Price Index (NHPI) was unchanged in March but was down 0.4% y/y. The house only component was down 1.1% y/y while land prices were up 0.9% y/y.

Building Permits[1]

Alberta building permits slipped 0.6% m/m in March to $1.1 billion. Building permits were up 9.8% y/y. Non-residential permits declined 16% while residential permits were up 36% y/y.

[1] Seasonally adjusted

Contact

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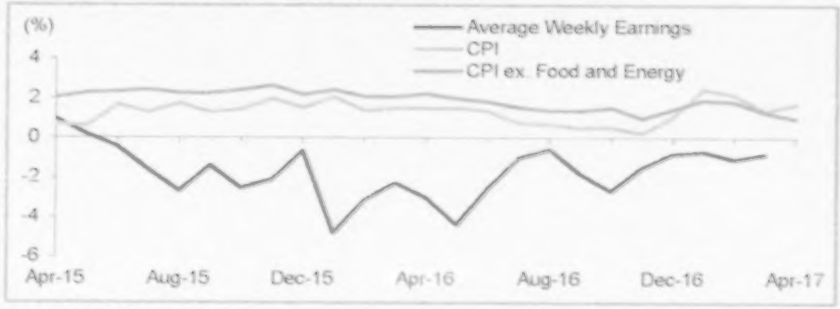
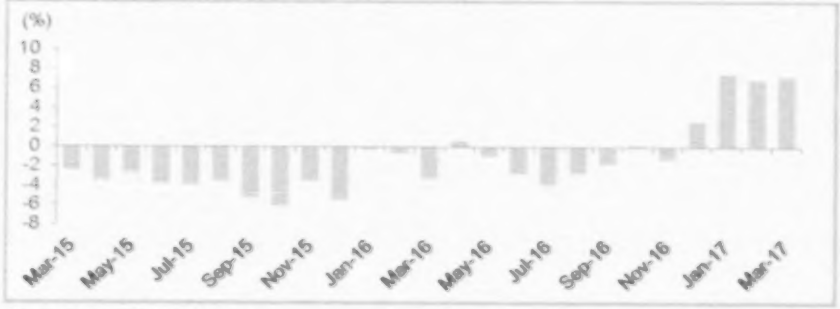
Inflation and Earnings
Monthly, year-over-year % change



Source: Statistics Canada

Retail Sales
Monthly, year-over-year % change



Source: Statistics Canada

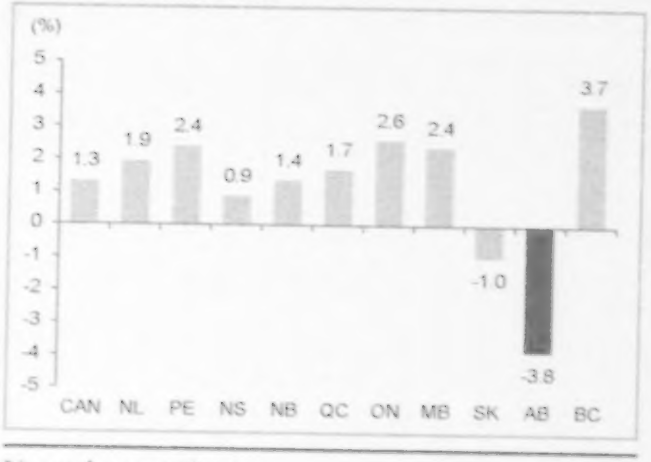
Housing Market
Monthly

Source: Statistics Canada

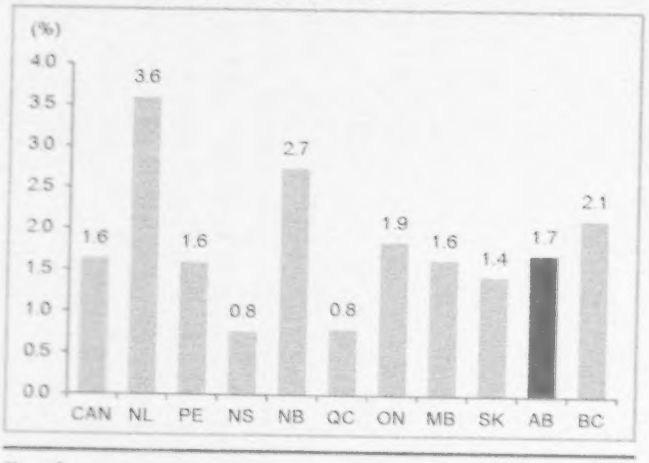
	Canadian Dollar (USc/$CAN)	WTI Oil ($US/bbl)	NYMEX Natural Gas ($US/MMBtu)	Alberta Reference Price ($C/GJ)
Latest (May 25, 2017)	74.39	48.90	3.18	2.70 (May 24)
Fiscal year-to-date	73.85	49.77	3.32	2.63

Please see the *Weekly Economic Review* for current analysis on the Alberta economy.

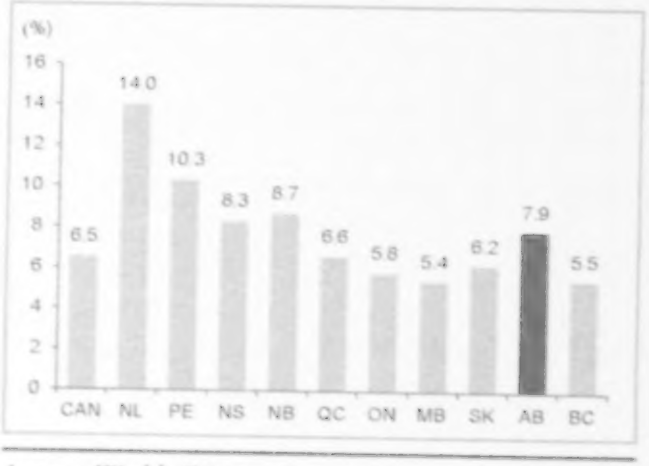
Real GDP by Industry
(2016, year-over-year growth)



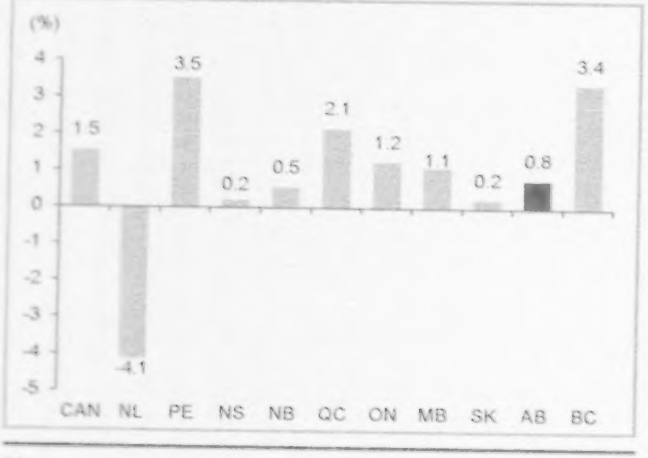
CPI Inflation
(April 2017, year-over-year growth)



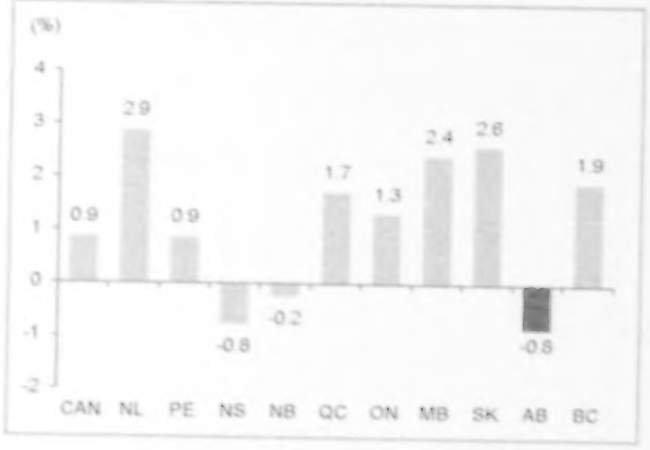
Unemployment Rate
(April 2017)



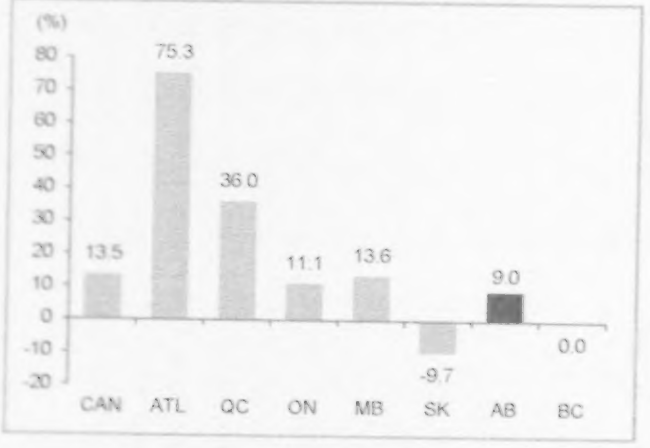
Employment
(April 2017, year-over-year growth)



Average Weekly Earnings
(March 2017, year-over-year growth)



Housing Starts
(April 2017, SAAR, year-over-year growth)



Alberta Economic Indicators

	2015	2016	2017YTD	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17
Alberta Activity Index (y/y % change)	3.0	4.4	2.2	0.6	1.0	1.8	2.5		
Population[1]									
Population (thousands)	4,180	4,253	4,280			4,280			
y/y % change	1.7	1.8	1.5			1.5			
Net Interprovincial Migration	21,594	2,877	6,423			2,573			
Net International Migration	16,743	43,041	16,572			6,128			
Labour Market									
Employment (thousands, SA)	2,301	2,264	2,279	2,262	2,267	2,268	2,269	2,289	2,280
m/m change (thousands)				-12.4	5.7	0.2	1.3	20.4	0.3
y/y % change	1.2	-1.6	0.7	-1.2	-0.6	-0.1	-0.2	0.1	0.8
Unemployment Rate (%, SA)	6.0	8.1	8.4	9.0	8.5	8.8	8.1	8.4	7.9
Participation Rate (%, SA)	73.0	72.5	72.8	72.9	72.7	72.9	72.5	73.1	72.7
NEW Average Weekly Earnings ($, SA)	1,146	1,119	1,113	1,116	1,135	1,111	1,109	1,118	
y/y % change	0.3	-2.4	-2.9	-1.5	0.8	-0.7	-1.1	-0.8	
Household Sector									
Retail Sales ($ million, SA)	76,019	75,110	19,949	6,324	6,435	6,653	6,665	6,631	
y/y % change	-4.0	-1.2	7.2	1.2	2.6	7.5	6.8	7.2	
New Vehicle Sales (units, thousands)	242	224	54	19	16	15	17	23	
y/y % change	-12.7	-7.6	8.6	7.7	3.4	3.4	9.4	15.1	
Consumer Price Index (y/y % change)	1.1	1.1	1.9	0.2	1.0	2.5	2.2	1.3	1.7
Excluding Food & Energy	2.3	1.7	1.5	1.0	1.4	1.9	1.8	1.3	1.0
Housing starts (SAAR, 000's)	37.3	24.5	27.8	25.1	26.6	18.6	28.3	28.1	31.2
y/y % change	-8.1	-34.2	15.0	40.6	4.5	-20.1	15.8	59.1	9.0
New Housing Price Index (y/y % change)	0.7	0.5	-0.1	-0.9	-0.7	-0.7	-0.4	-0.4	
Resale Home Sales	56,477	52,169	19,448	3,974	4,670	4,754	4,974	4,790	4,930
y/y % change	21.3	-7.6	16.6	10.9	6.2	15.8	24.7	13.6	12.7
Sales to New Listing Ratio	0.62	0.49	0.54	0.44	0.53	0.55	0.57	0.52	0.53
MLS Average Resale Price ($ thousands)	393	386	397	397	401	394	390	402	401
y/y % change	1.9	-0.4	2.5	2.6	1.4	2.7	1.0	4.0	2.5
Consumer Bankruptcies (#)	4,280	5,427	817	466	403	391	426		
y/y % change	10.9	26.8	-6.4	28.5	6.9	-0.3	31.8		
Business Sector									
Goods Exports (nominal $ million)	92,441	70,134	26,666	7,186	8,030	8,502	7,981	9,603	
y/y % change	24.0	-14.4	39.5	16.2	10.5	16.8	36.6	68.3	
Energy Products ($ million)	62,500	51,780	18,745	5,464	5,648	6,162	5,830	6,754	
y/y% change	31.5	-17.2	59.4	26.8	16.0	29.2	59.0	109.7	
Agriculture Products ($ million)	6,474	6,369	1,863	611	564	631	527	606	
y/y % change	0.2	-1.6	20.3	2.7	2.0	30.2	8.1	29.2	
Rigs Drilling	120	79	155	108	161	199	188	148	65
y/y% change	52.6	-34.0	107.0	4.9	57.3	65.7	67.0	27.1	190.9
Manufacturing Shipments ($ million, SA)	68,463	62,560	17,099	5,477	5,569	5,636	5,686	5,779	
y/y% change	-13.9	-8.6	14.6	1.8	6.5	12.9	15.2	15.7	
NEW Wholesale Trade ($ million, SA)	79,380	71,765	19,016	5,945	6,161	6,237	6,347	6,432	
y/y% change	6.3	-9.6	4.3	4.5	-3.7	-0.4	8.0	8.2	
Building Permits ($ million, SA)	16,753	14,200	3,446	1,077	834	1,221	1,117	1,110	
y/y% change	-8.2	-15.2	3.3	5.7	-32.9	9.3	22.1	9.8	
Residential Permits ($ million, SA)	9,876	7,930	1,976	601	461	675	661	689	
y/y % change	-8.8	-19.7	10.1	-0.4	-30.2	-1.6	1.7	35.6	
Non-Residential Permits ($ million, SA)	6,877	6,270	1,472	476	373	546	456	421	
y/y% change	-7.4	-8.8	16.8	11.6	-29.7	22.9	-41.8	16.3	
Non-Res Building Cons. Price Index (y/y % change)	0.7	2.8	-0.9	-2.2				-3.9	

[1] Population data presented on a census year basis (July 1– June 30). The current census year 2017.

[2] Quarterly, average of Calgary and Edmonton

YTD YTD (year-to-date). "SA" denotes seasonally adjusted. "SAAR" denotes seasonally adjusted at annual rate.

Sources: All data is from Statistics Canada except the Alberta Activity Index (Alberta Treasury Board and Finance), Housing Starts (Canada Mortgage and Housing Corporation), MLS Average Resale Prices (Canadian Real Estate Association), Rigs Drilling (Canadian Association of Oilwell Drilling Contractors) and Bankruptcies (Office of the Superintendent of Bankruptcy Canada).All historical data are subject to revision